

UNITED STATES BANKRUPTCY COURT

Eastern District of Michigan (Detroit)

In re Kimberly A. Vallance
Debtor

Case No. 10-78486
Chapter 13

Notice of Mortgage Payment Change

If you file a claim secured by a security interest in the debtor's principal residence provided for under the debtor's plan pursuant to § 1322(b)(5), you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: Wells Fargo Home Mortgage Inc.

Court claim no. (if known): 2

Last four digits of any number you use to identify the debtor's account: 4410

Date of payment change:
Must be at least 21 days after date of this notice 03/01/2012

Uniform Claim Identifier: _____

New total payment:
Principal, Interest, and escrow, if any \$959.02

Part 1: Escrow Account Payment Adjustment

Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$238.93 New escrow payment: \$235.28

Part 2: Mortgage Payment Adjustment

Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable-rate note?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: _____ New interest rate: _____

Current principal and interest payment: _____ New principal and interest payment: _____

Part 3: Other Payment Change

Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: _____ New mortgage payment: _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number if different from the notice address listed on the proof of claim to which this Supplement applies.

Check the appropriate box:



I am the creditor.



I am the creditor's authorized agent.

(Attach a copy of power of attorney, if any.)

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.



/s/ Tameika Adams

Date 05/14/2012

Print: Tameika Adams

Title Ms

Company Wells Fargo Home Mortgage

Address MAC X7801-014
3476 Stateview Blvd.
Fort Mill, SC 29715

Specific Contact Information:

P: 800-274-7025

E: NoticeOfPaymentChangeInquiries@wellsfargo.com

CERTIFICATE OF SERVICE

I hereby certify that on May 14, 2012, I have served a copy of this Notice and all attachments to the following by U.S. Mail, postage pre paid and via filing with the US Bankruptcy Court's CM ECF system.

Debtor:

Kimberly A. Vallance
5889 N. Karle Street
Westland, MI 48185

Debtor's Attorney:

Jesse R. Sweeney
29777 Telegraph Rd.
Suite 2500
Southfield, MI 48034

Trustee:

David Wm Ruskin
26555 Evergreen Rd Ste 1100
Southfield, MI 48076-4251

/s/ Bill Taylor

Authorized Agent

0-21d545c4-19ba-4c9b-9532-9ca980cba3f4



Wells Fargo Home Mortgage
PO Box 14547
Des Moines, IA 50306-4547

KIMBERLY VALLANCE
5889 N KARLE ST
WESTLAND MI 48185

For informational purposes

Escrow account disclosure statement
and notice of new mortgage payment

Loan number:

Next payment due date

New payment effective date

New payment amount:

Overage amount:

Principal balance:

Interest rate:

Statement date:

Account review period:

Customer service:

Customer service hours:

We accept telecommunications relay service calls.

Property address:

February 01, 2011

March 01, 2012

\$359.02

\$171.44

\$113,383.35

5.750%

November 04, 2011

Jan 2011 - Feb 2012

1-800-340-0473

Mon - Fri 6 a.m. - 10 p.m.
Sat 8 a.m. - 2 p.m. CT

5889 N KARLE ST
WESTLAND MI 48185-3178

Dear KIMBERLY VALLANCE:

Each year, we review your escrow account to make sure the escrow portion of your monthly mortgage payment covers your property taxes and/or insurance premiums. Increases or decreases in your annual taxes and/or insurance premiums may cause your monthly mortgage payment amount to change. Here are the details of your most recent escrow account review.

Note: This notice is for informational purposes only and is being provided as a courtesy should you voluntarily decide to make any escrow shortage payment, if applicable. This notice should not be construed as an attempt to collect a debt or a demand for payment contrary to any protection you may have received pursuant to your bankruptcy case.

New monthly escrow and mortgage payment amount		
New payment effective date: March 01, 2012 ¹		
	Current monthly payment (\$)	New monthly payment (\$)
Principal and/or interest	723.74	723.74
Escrow payment	238.93	235.28
Escrow shortage/prepayment ²	0.00	0.00
Total payment amount	962.67	959.02

1. If you use one of our automatic payment options, we will adjust your electronic withdrawal(s) to ensure your March 01, 2012 payment is made in full.

2. If your current monthly payment includes an amount to cover a previous escrow shortage, this amount will be added. If your current monthly payment includes an adjustment for extra funds you deposited to your escrow account, this amount will be deducted.

The escrow disclosure indicates an overage of \$171.44. If your loan is current or is brought current within 30 days of this statement date, a check may be sent in a separate envelope or your next payment amount reduced by the overage amount. If there are any outstanding late fees, they may be deducted from the check amount.

Please refer to the enclosed insert that provides answers to frequently asked questions about escrow accounts

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For informational purposes

Loan number: XXXXXXXXXX

The following information covers your projected escrow account activity from Mar 2012 to Feb 2013

Projected escrow account disbursements	
Annualized items to be paid from your escrow account (\$):	
MORTGAGE INS	551.16
CITY TAX	1,497.20
HAZARD INS	775.00
Total disbursements	2,823.36
Monthly escrow payment	235.28 ¹

1. Your monthly escrow payment is calculated by dividing the total disbursements by 12.

Projected escrow account activity for the next 12 months

Date	Anticipated payments (\$)		Description	Escrow balance (\$)	
	To escrow	From escrow		Projected	Required
Mar 2012			Starting balance	1,462.13	1,290.69
Mar 2012	235.28	45.93	FHA INSURANCE	1,651.48	1,480.04
Apr 2012	235.28	45.93	FHA INSURANCE	1,840.83	1,669.39
May 2012	235.28	45.93	FHA INSURANCE	2,030.18	1,858.74
Jun 2012	235.28	45.93	FHA INSURANCE	2,219.53	2,048.09
Jul 2012	235.28	45.93	FHA INSURANCE	2,408.88	2,237.44
Jul 2012	0.00	1,273.09	WESTLAND CITY (3)	1,135.79	964.35
Aug 2012	235.28	45.93	FHA INSURANCE	1,325.14	1,153.70
Aug 2012	0.00	775.00	CITIZENS INS COMPANY	550.14 ²	378.70 ³
Sep 2012	235.28	45.93	FHA INSURANCE	739.49	568.05
Oct 2012	235.28	45.93	FHA INSURANCE	928.84	757.40
Nov 2012	235.28	45.93	FHA INSURANCE	1,118.19	946.75
Dec 2012	235.28	45.93	FHA INSURANCE	1,307.54	1,136.10
Dec 2012	0.00	224.11	WESTLAND CITY (3)	1,083.43	911.99
Jan 2013	235.28	45.93	FHA INSURANCE	1,272.78	1,101.34
Feb 2013	235.28	45.93	FHA INSURANCE	1,462.13	1,290.69
Total	2,823.36	2,823.36			

These calculations indicate the projected escrow balance will be more than the required escrow balance.

The projected escrow account activity is based on the most recent tax and/or insurance information available as well as the assumption that your payments will be received as agreed.

2. **Projected low point** . The point during the 12-month period at which the projected escrow balance will reach its lowest point.

3. **Required escrow balance**. To cover unanticipated disbursements, including increases to tax or insurance payments, there is a 2-month minimum escrow balance allowable by state law and/or your mortgage contract. This amount does not include mortgage insurance.

- Your 2-month minimum escrow balance is **\$378.70**
- State law requires that this minimum escrow balance not exceed **\$378.70**
- Note: If you have an adjustable rate mortgage (ARM), you will receive a notice about your new mortgage payment when your ARM rate is scheduled to change.

Information about your escrow account overage	
Your lowest projected escrow account balance (low point) (\$)	550.14
Less your required minimum escrow account balance (\$)	378.70
This means your escrow account has an overage of (\$)	171.44

For informational purposes

Loan number: XXXXXXXXXX

The following information covers your escrow account history activity from Jan 2011 to Feb 2012

Date	Payments to escrow (\$)		Payments from escrow (\$)		Description	Escrow balance (\$)	
	Projected	Actual	Projected	Actual		Projected	Actual
Jan 2011					Starting balance	928.56	390.45-
Jan 2011	238.93	0.00 ¹	46.83	0.00 ¹	FHA INSURANCE	1,120.66	390.45-
Jan 2011	0.00	0.00	0.00	46.83 ¹	FHA INSURANCE	1,120.66	437.28-
Feb 2011	238.93	0.00 ¹	46.83	0.00 ¹	FHA INSURANCE	1,312.76	437.28-
Feb 2011	0.00	0.00	0.00	46.83 ¹	FHA INSURANCE	1,312.76	484.11-
Mar 2011	238.93	0.00 ¹	46.83	0.00 ¹	FHA INSURANCE	1,504.86	484.11-
Mar 2011	0.00	0.00	0.00	46.83 ¹	FHA INSURANCE	1,504.86	530.94-
Apr 2011	238.93	0.00 ¹	46.83	0.00 ¹	FHA INSURANCE	1,696.96	530.94-
Apr 2011	0.00	0.00	0.00	46.83 ¹	FHA INSURANCE	1,696.96	577.77-
May 2011	238.93	0.00 ¹	46.83	0.00 ¹	FHA INSURANCE	1,889.06	577.77-
May 2011	0.00	0.00	0.00	46.83 ¹	FHA INSURANCE	1,889.06	624.60-
Jun 2011	238.93	477.86 ¹	46.83	0.00 ¹	FHA INSURANCE	2,081.16	146.74-
Jun 2011	0.00	0.00	0.00	46.83 ¹	FHA INSURANCE	2,081.16	193.57-
Jul 2011	238.93	238.93	46.83	0.00 ¹	FHA INSURANCE	2,273.26	45.36
Jul 2011	0.00	0.00	1,375.16	1,273.09 ¹	WESTLAND CITY (3)	898.10	1,227.73-
Jul 2011	0.00	0.00	0.00	46.83 ¹	FHA INSURANCE	898.10	1,274.56-
Jul 2011	0.00	0.00	0.00	775.00 ¹	CITIZENS INS COMPANY	898.10	2,049.56-
Aug 2011	238.93	477.86 ¹	46.83	0.00 ¹	FHA INSURANCE	1,090.20	1,571.70-
Aug 2011	0.00	0.00	706.00	0.00 ¹	AMERICAN FELLOWSHIP M	384.20	1,571.70-
Aug 2011	0.00	0.00	0.00	46.83 ¹	FHA INSURANCE	384.20	1,618.53-
Sep 2011	238.93	238.93	46.83	46.83	FHA INSURANCE	576.30	1,426.43-
Oct 2011	238.93	238.93	46.83	0.00 ¹	FHA INSURANCE	768.40	1,187.50-
Oct 2011	0.00	0.00	0.00	45.93 ¹	FHA INSURANCE	768.40	1,233.43-
Nov 2011 est.	238.93	2,389.30 ¹	46.83	0.00 ¹	FHA INSURANCE	960.50	1,155.87
Nov 2011	0.00	0.00	0.00	45.93 ¹	FHA INSURANCE	960.50	1,109.94
Dec 2011 est.	238.93	238.93	46.83	46.83	FHA INSURANCE	1,152.60	1,302.04
Dec 2011 est.	0.00	0.00	224.11	224.11	WESTLAND CITY (3)	928.49	1,077.93
Jan 2012 est.	0.00	238.93 ¹	0.00	46.83 ¹	FHA INSURANCE	928.49	1,270.03
Feb 2012 est.	0.00	238.93 ¹	0.00	46.83 ¹	FHA INSURANCE	928.49	1,462.13
Totals	2,867.16	4,778.60	2,867.23	2,926.02			

1. Indicates where a difference exists between the projected and actual account activity.

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Your escrow statement has a new look

We did the research before the redesign! We talked to customers to understand your preferences and how you use your escrow statement.

Your new statement has all the details of the old one, but has been enhanced to provide you with more clearly defined information to make it easier for you to manage your account.

Please refer to the enclosed insert that provides answers to frequently asked questions about escrow accounts.

